

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

August 14, 2012

**Approval of Entitlements for Avalon Apartments in Willowbrook**

A Community of Friends (ACOF) is a non-profit affordable housing developer whose mission is to end homelessness through the provision of quality permanent supportive housing for people with mental illness. ACOF has a well proven track record of being able to professionally construct and operate quality housing facilities throughout the County of Los Angeles (County), including a well-established facility on Wilmington Avenue in Willowbrook.

ACOF proposes to develop Avalon Apartments, a 55-unit housing complex that includes 37 affordable units for individuals and families who are homeless and living with mental illness, 17 affordable units for low-income families, and one unit to house the on-site manager. Supportive services, a satellite health clinic, fitness area, community garden and various other amenities would be available on-site to promote the safety and wellness of the tenants. ACOF has performed an extensive community outreach process, and incorporated feedback on the design of the development that has been provided by engaged stakeholders.

The parcel on Avalon Boulevard, where the development is proposed, is currently a source of nuisance and blight in the Willowbrook community. A crime analyst from the Los Angeles County Sheriff's Department attributes the abandoned

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**MOTION**

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RIDLEY-THOMAS \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

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nature of the site to crimes in the proximate area, as the property provides a place for the homeless and other groups to gather without being seen, as well as provides unmonitored street frontage for vehicle thefts to occur. This type of underutilized land use negatively affects property values and the quality of life within the surrounding community.

ACOF's proposed development would mitigate the existing adverse environmental conditions. The development will bring both construction and permanent jobs to the neighborhood, and help the most vulnerable members of our community obtain stable housing and supportive services to become productive members of society.

Avalon Apartments would be located in an area of the County that has the second highest percentage of homelessness people but among the fewest resources to address the challenge. The development promises to be a significant asset to the Willowbrook community.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Close the public hearing and adopt the Negative Declaration associated with Environmental Assessment No. 201000113;
2. Indicate the Board of Supervisor's intent to approve the Conditional Use Permit No. 201000150 and Housing Permit No. 201000003; and
3. Direct County Counsel to prepare the final findings and conditions of approval for this project to bring back to a future Board of Supervisors meeting for the Board's consideration.

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